

# SITE CONTROL REPORT

## REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE & COMMON COUNCIL OF THE CITY OF MILWAUKEE

### DATE

April 18, 2024

### RESPONSIBLE STAFF

Benji Timm, Project Manager, Department of City Development

### CITY PARCEL ADDRESSES AND DESCRIPTION

3424 North 27<sup>th</sup> Street (Tax Key No. 285-1724-120): The Redevelopment Authority of the City of Milwaukee (RACM) acquired the Century City Business Park in December 2009. The parcel is currently a vacant lot and is 4.12 acres.

### ENVIRONMENTAL SUMMARY

The site was formerly occupied by mixed-use buildings, gas stations, a street car terminal and maintenance facility, and residential dwellings. It was most recently used as a parking lot by AO Smith/Tower Automotive. RACM conducted environmental due diligence prior to acquiring the property and then undertook extensive soil and groundwater testing between 2007-2015. Soil and groundwater contamination was discovered and RACM received an EPA Cleanup Grant in 2016. An environmental cleanup was conducted in the Summer of 2022 and the site received case closure from the Wisconsin Department of Natural Resources on February 9, 2024.

### ZONING

The property is zoned LB2 or Local Business.



RACM-owned property =



### DEVELOPER SELECTION

Northwest Side Community Development Corporation (NWS CDC) is one of RACM's partners working to attract new businesses to the Century City Business Park and the 30<sup>th</sup> Street Industrial Corridor. They are focused on job growth and facilitating business development on the north side of Milwaukee. NWS CDC applied for the U.S. Economic Development Administration's ("USED A") Distressed Area Recompete Pilot Program ("Recompete"). The Recompete funding will focus on

supporting business growth in the area and creating workforce pathways for quality jobs. In December 2023, President Joe Biden announced that NWSCDC was shortlisted in the Recompete process and is now eligible for up to \$50 million in federal funding. A portion of that funding would be invested at the Century City Business Park to develop an advanced manufacturing job training center. NWSCDC needs to demonstrate site control for this property and submitted an unsolicited offer to purchase 3424 North 27<sup>th</sup> Street. Wisconsin State Statute 66.1333(9)(b) allows RACM to entertain an Exclusive Right to Negotiate and to sell the property without public bidding, but only after a public hearing is held by RACM and the Common Council.

#### **DEVELOPMENT TEAM**

NWSCDC is a private, 501(c)(3) nonprofit community development corporation with a 40-year history in community revitalization through economic and business development activities in low-income neighborhoods in Milwaukee. NWSCDC has lent over \$25 million to small businesses in Milwaukee that have created over 1,200 new full-time jobs since 2000. NWSCDC's deep connections and track record for leveraging Federal and private funds are unmatched.

The NWSCDC leadership of this proposal is crucial given past and current evidence in centering its lending activity on business growth to enhance business revenue, payrolls, and employee income simultaneously. As a Black-led CDFI and community organization with a majority Black staff and Board of Directors, NWSCDC is uniquely capable of executing a sophisticated development financing strategy that centers racial equity in Milwaukee. In recent years, over 90% of NWSCDC small business clients were entrepreneurs of color (over 85% Black entrepreneurs), and the majority of our lending portfolio and community impact are located within the EDA Recompete eligible geography.

#### **PROJECT DESCRIPTION**

NWSCDC is proposing to develop a 50,000-square foot advanced manufacturing training and innovation center. This flexible layout will provide space for training providers and programs, as well as for early-stage companies and product testing. NWSCDC expects to finalize training providers later in 2024, contingent on receiving the EDA Recompete Phase 2 award.

The conceptual site plan includes sufficient space for on-site stormwater management, truck loading, and employee and visitor parking. The triangular area at the north of the site will be reserved for future use as a possible transit hub related to the North/South Bus Rapid Transit plan.

NWSCDC will work to include emerging technology for promotion of Electric Vehicle (EV) charging infrastructure, battery storage, renewable energy, and smart grid features.

#### **TERMS AND CONDITIONS OF EXCLUSIVE RIGHT TO NEGOTIATE**

The Exclusive Right to Negotiate letter shall be in effect for one year from the date the Common Council resolution is certified.

After the negotiation period RACM will specify the terms of the sale, purchase price, and development details in the Land Disposition Report, Due Diligence Checklist, development agreement(s), and other necessary documents for RACM and Common Council to consider. State Statute 66.1333(9)(b) allows RACM to sell the property without public bidding, but only after a public hearing is held by RACM. The land sale will also go before the Common Council's Zoning and Neighborhood Development Committee and the full Common Council.